



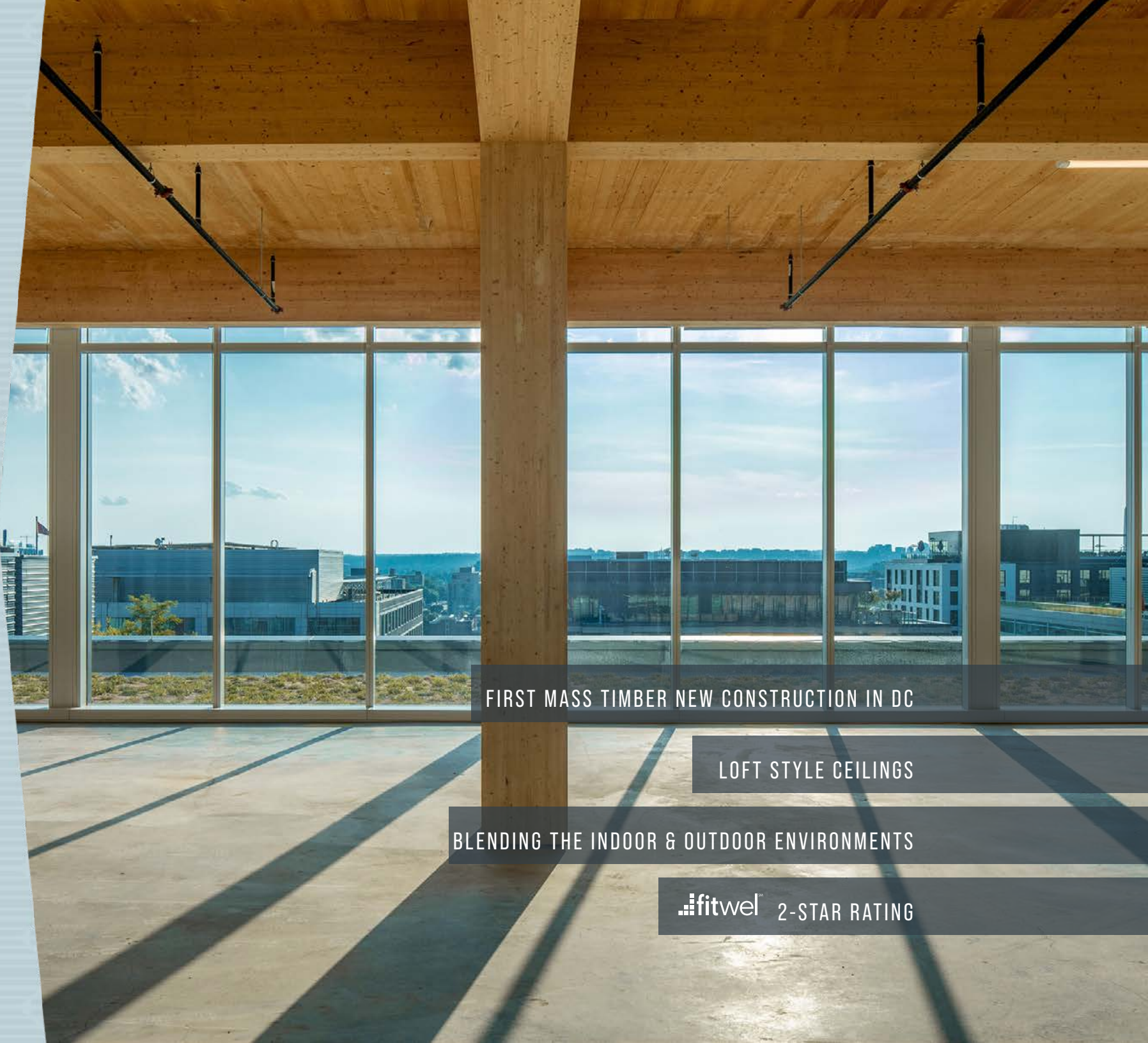
80M
STREET

MAKE A STATEMENT IN THE **FIRST MASS**
TIMBER PROJECT IN WASHINGTON, DC

MASS TIMBER CONSTRUCTION

MAKE A STATEMENT

80M
STREET



FIRST MASS TIMBER NEW CONSTRUCTION IN DC

LOFT STYLE CEILINGS

BLENDING THE INDOOR & OUTDOOR ENVIRONMENTS

 2-STAR RATING

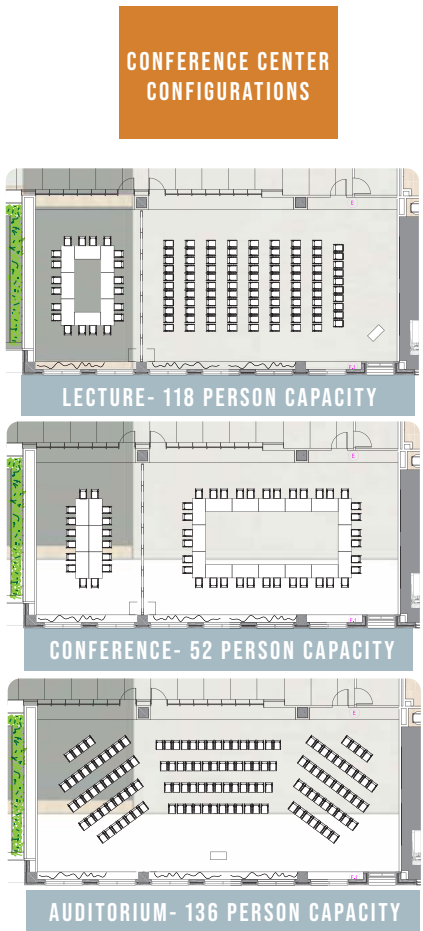
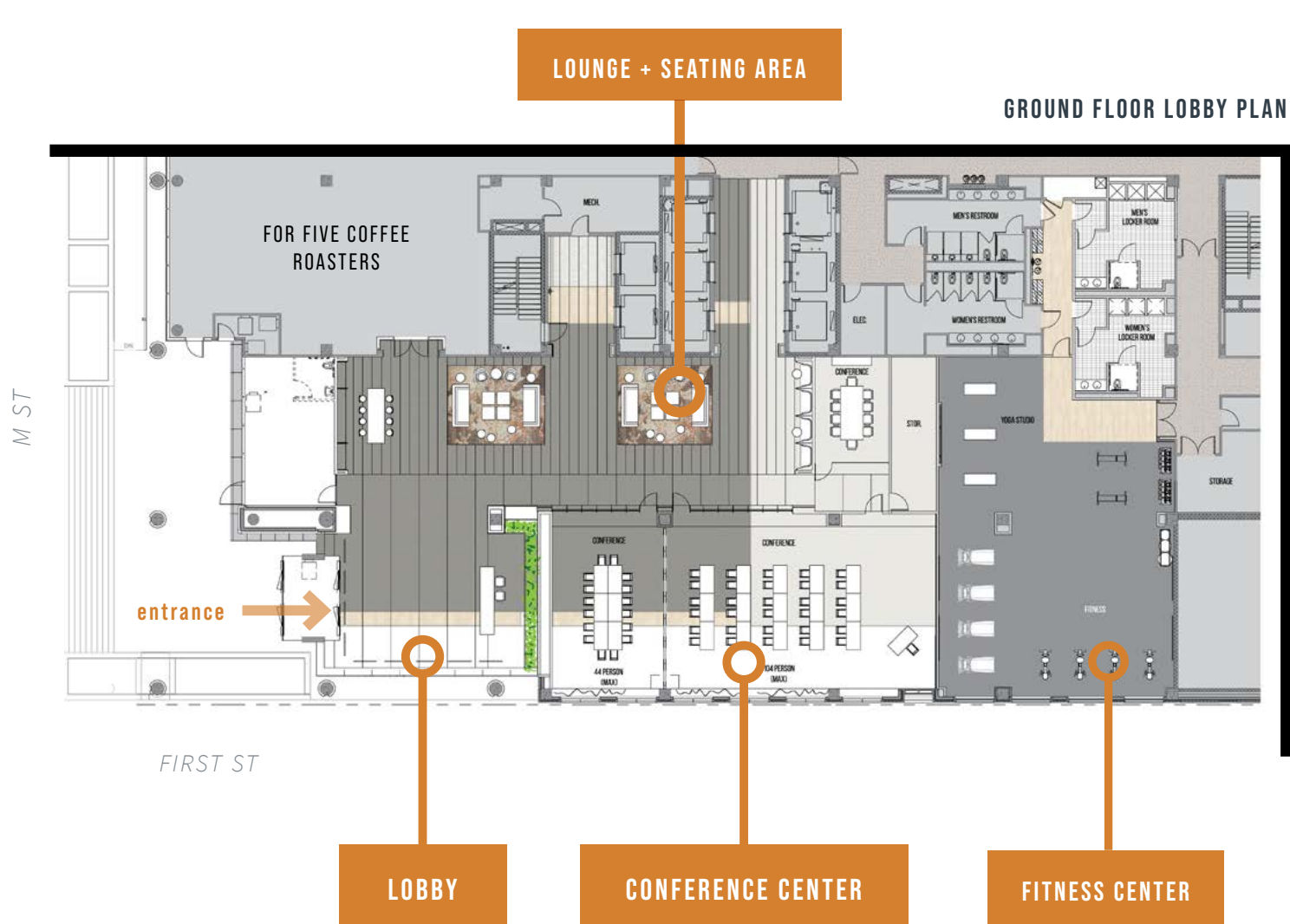


15FT
FINISHED
CEILINGS

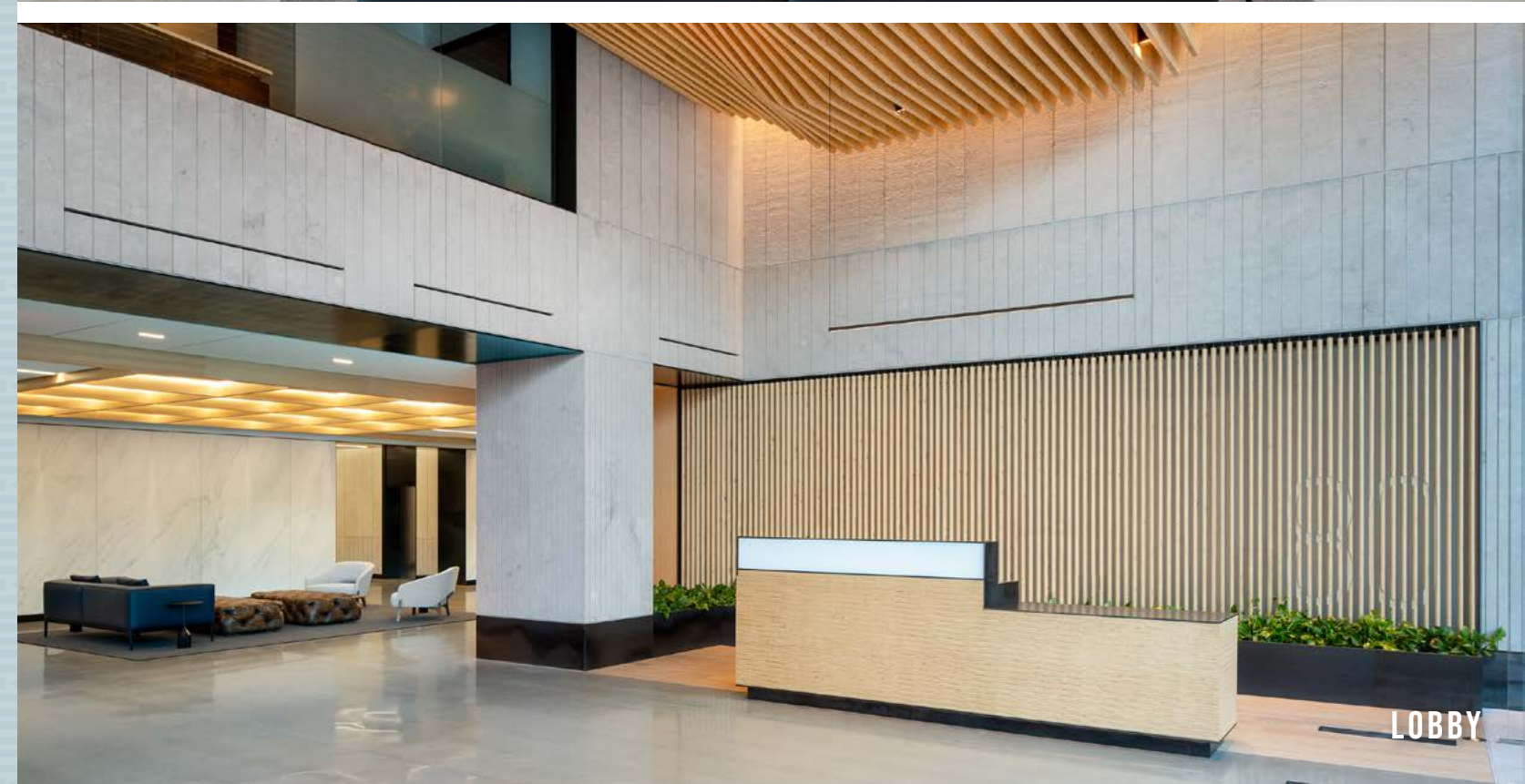
SHARED
OUTDOOR
TERRACES

OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT

ENTIRE GROUND FLOOR RENOVATED

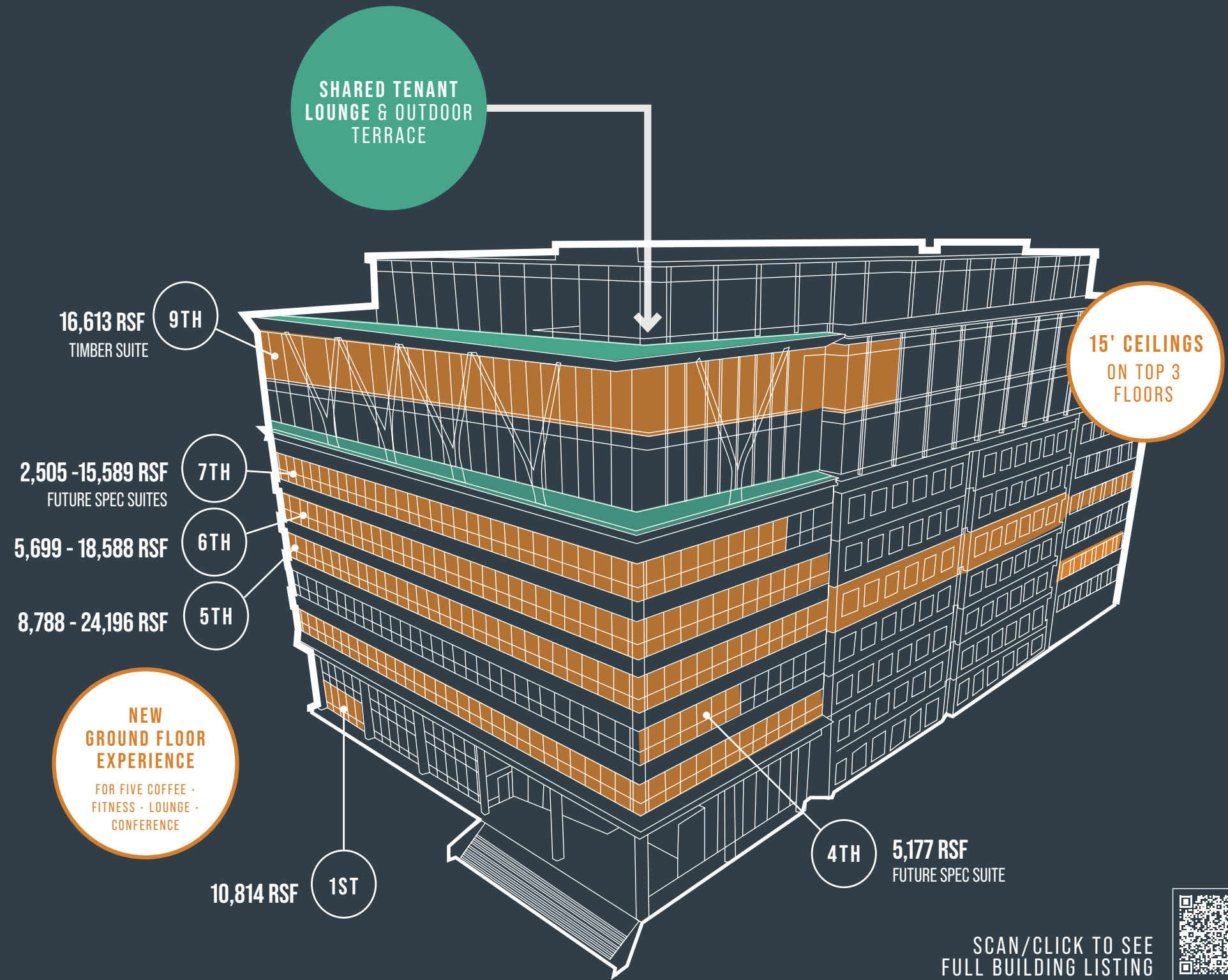


NEW ENTRY EXPERIENCE GROUND FLOOR LOBBY





OUTDOOR SPACE INTEGRATED INTO YOUR OFFICE ENVIRONMENT



80M
STREET

SCAN/CLICK TO SEE
FULL BUILDING LISTING



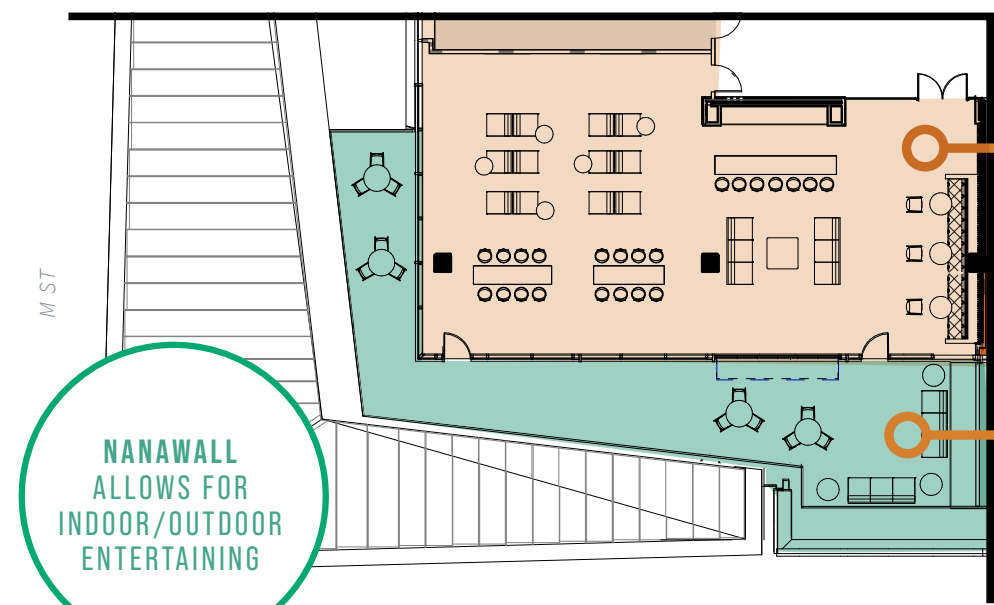


AMENITY LOUNGE

10TH FLOOR TERRACE + AMENITY LOUNGE

AMENITY TERRACE

10TH FLOOR AMENITY PLAN



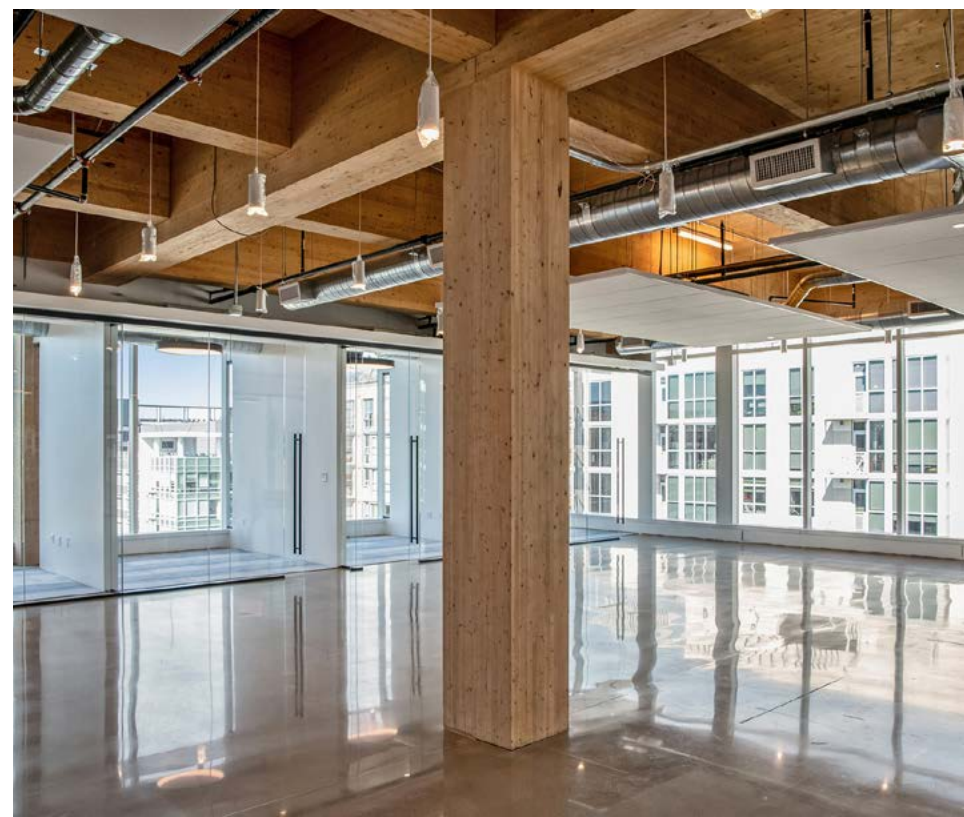
NANAWALL
ALLOWS FOR
INDOOR/OUTDOOR
ENTERTAINING

AMENITY LOUNGE
ACCOMMODATES UP TO 63 PEOPLE

TERRACE

M ST

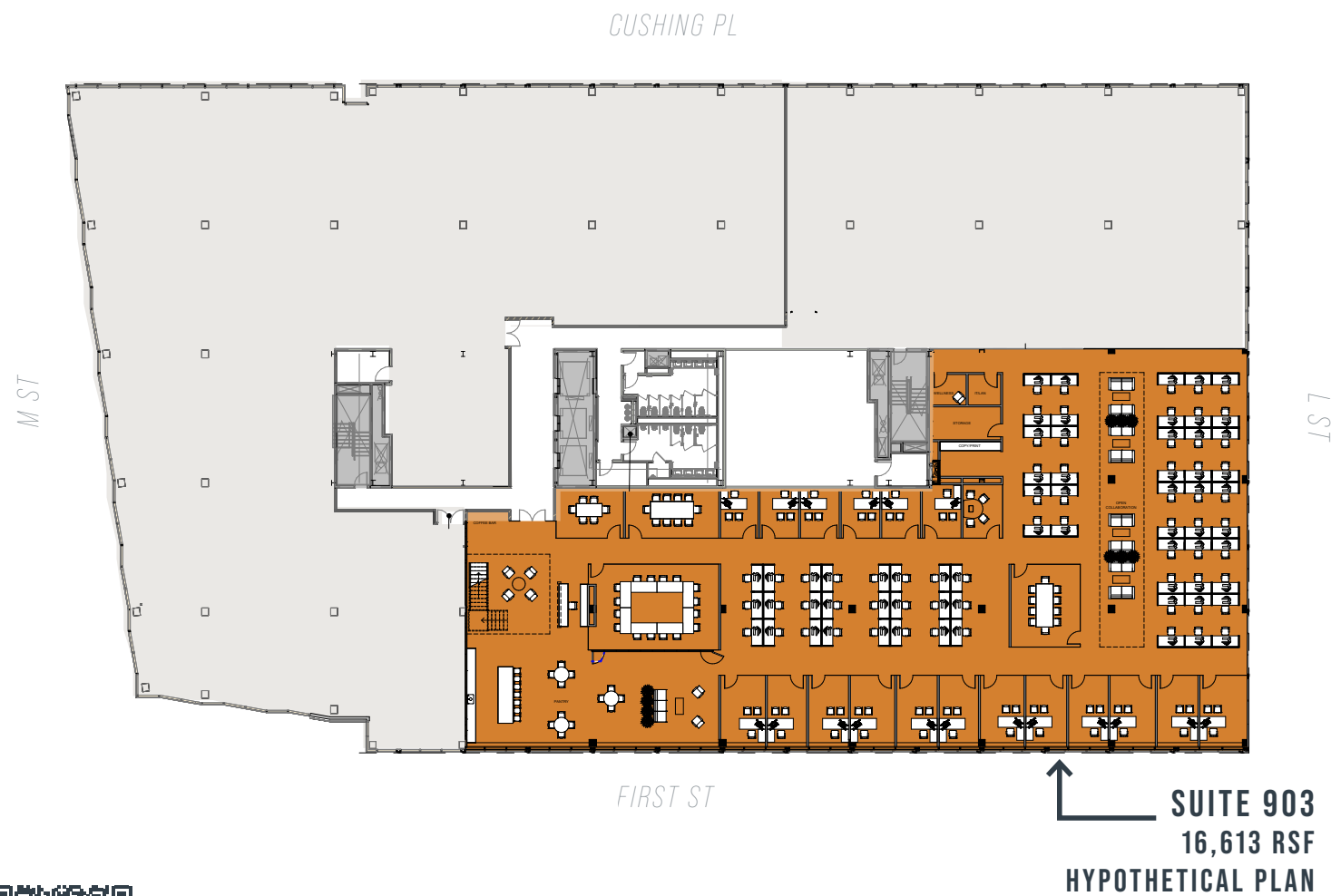
FIRST ST



9TH FLOOR

16,613 RSF

15 FT SLAB-TO-SLAB CEILINGS



SCAN/CLICK TO
TOUR SUITE 903

9TH FLOOR
NEW FLOOR

7TH FLOOR

7TH FLOOR SPEC SUITES

2,505 RSF | 2,764 RSF | 2,897 RSF | 3,087 RSF | 4,336 RSF

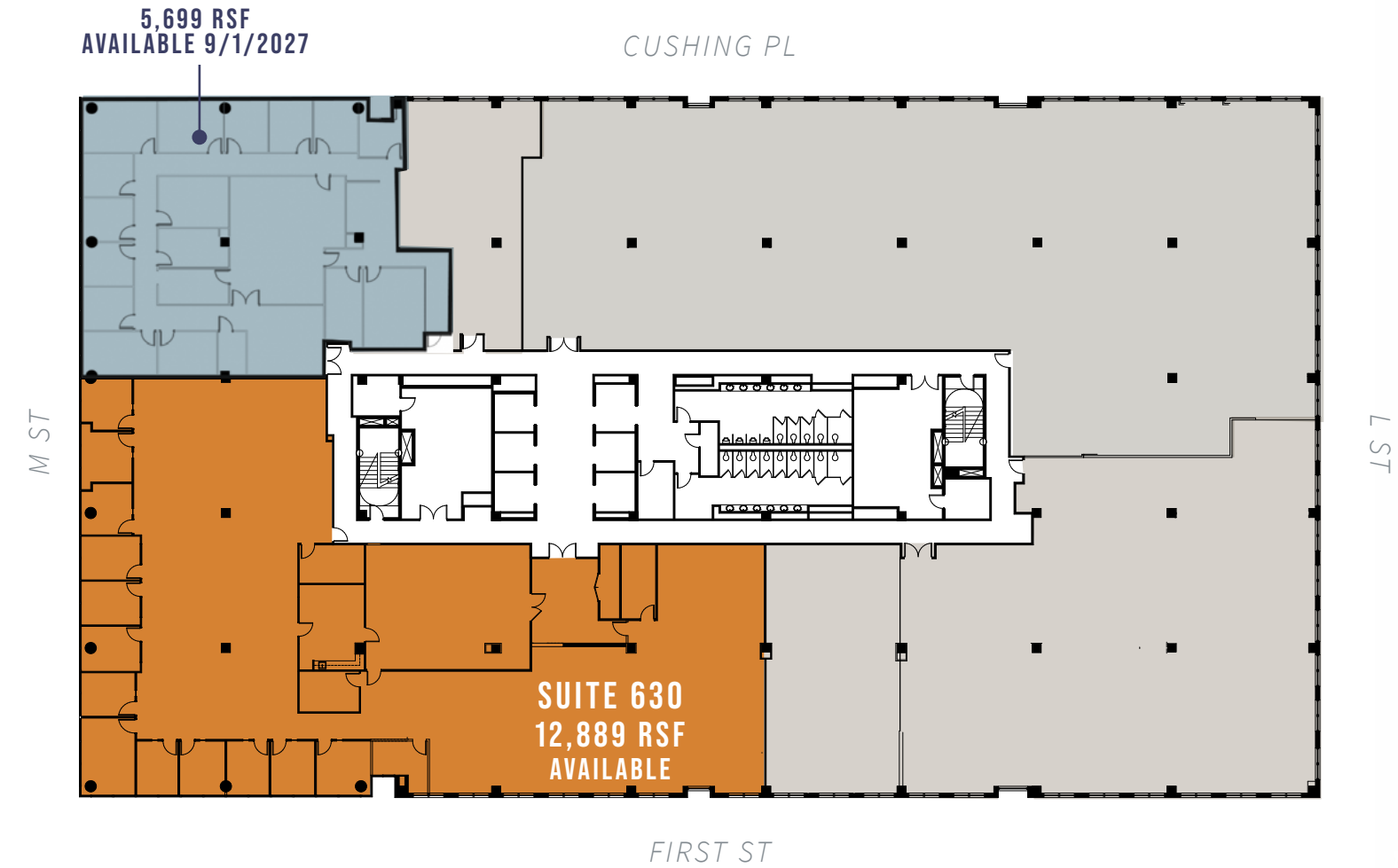
12 FT SLAB-TO-SLAB CEILINGS



6TH FLOOR

5,699 RSF | 12,889 RSF

12 FT SLAB-TO-SLAB CEILINGS



6TH FLOOR

AS-BUILT PLAN

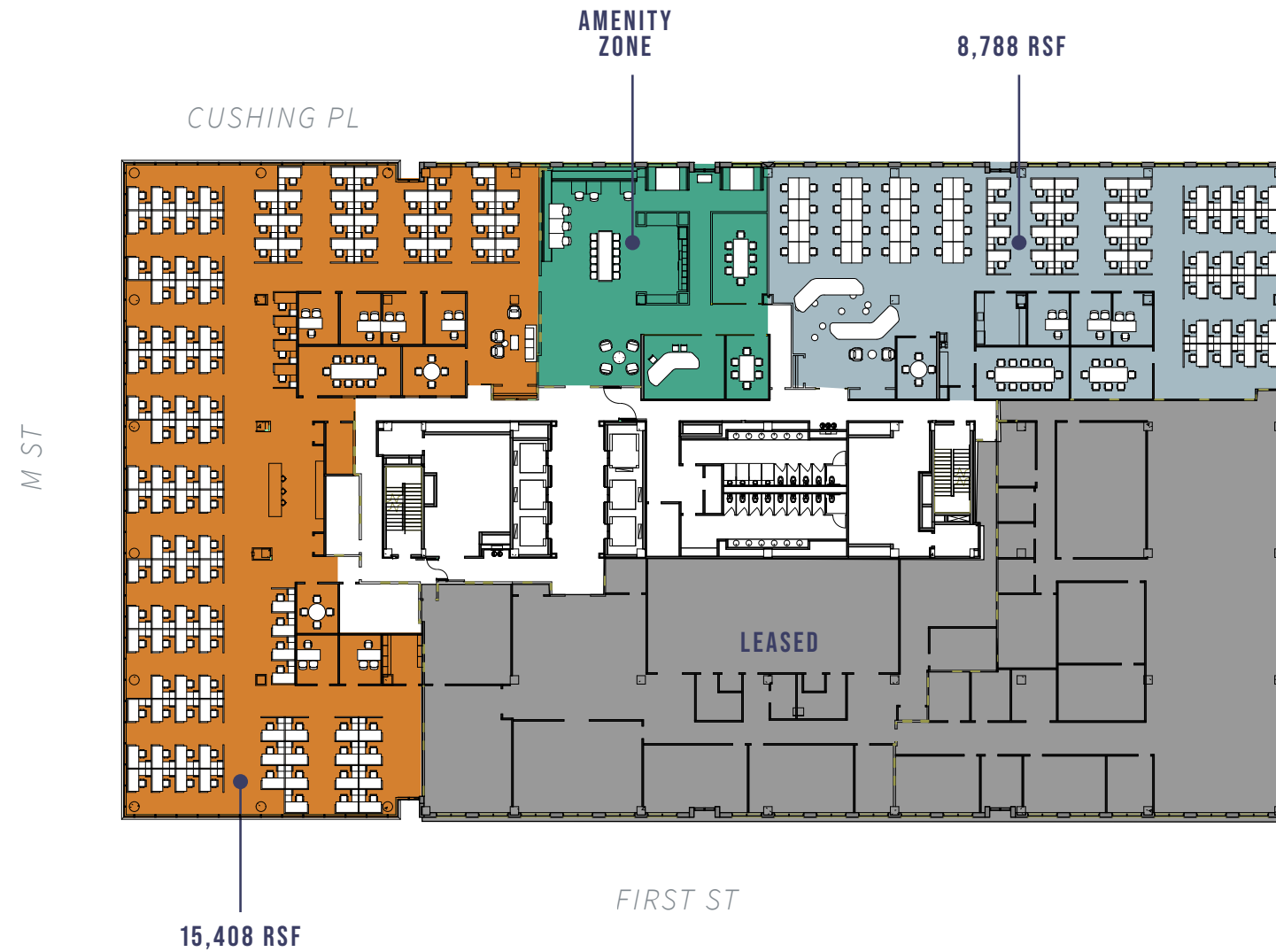
5TH FLOOR

5TH FLOOR HYPOTHETICAL PLAN

8,788 RSF | 15,508 RSF

12 FT SLAB-TO-SLAB CEILINGS

ONE AMENITY ZONE

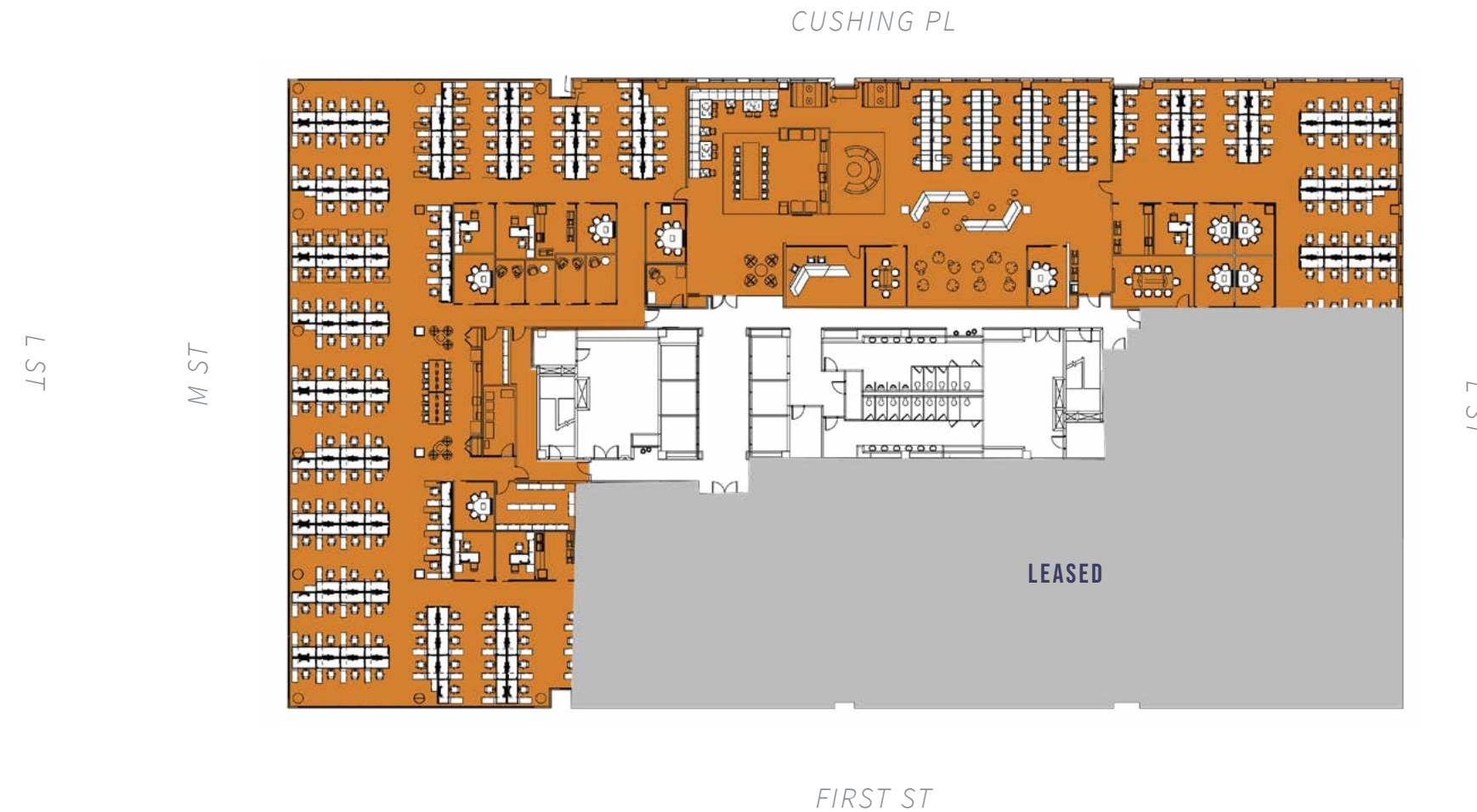


5TH FLOOR AS-BUILT

26,054 RSF

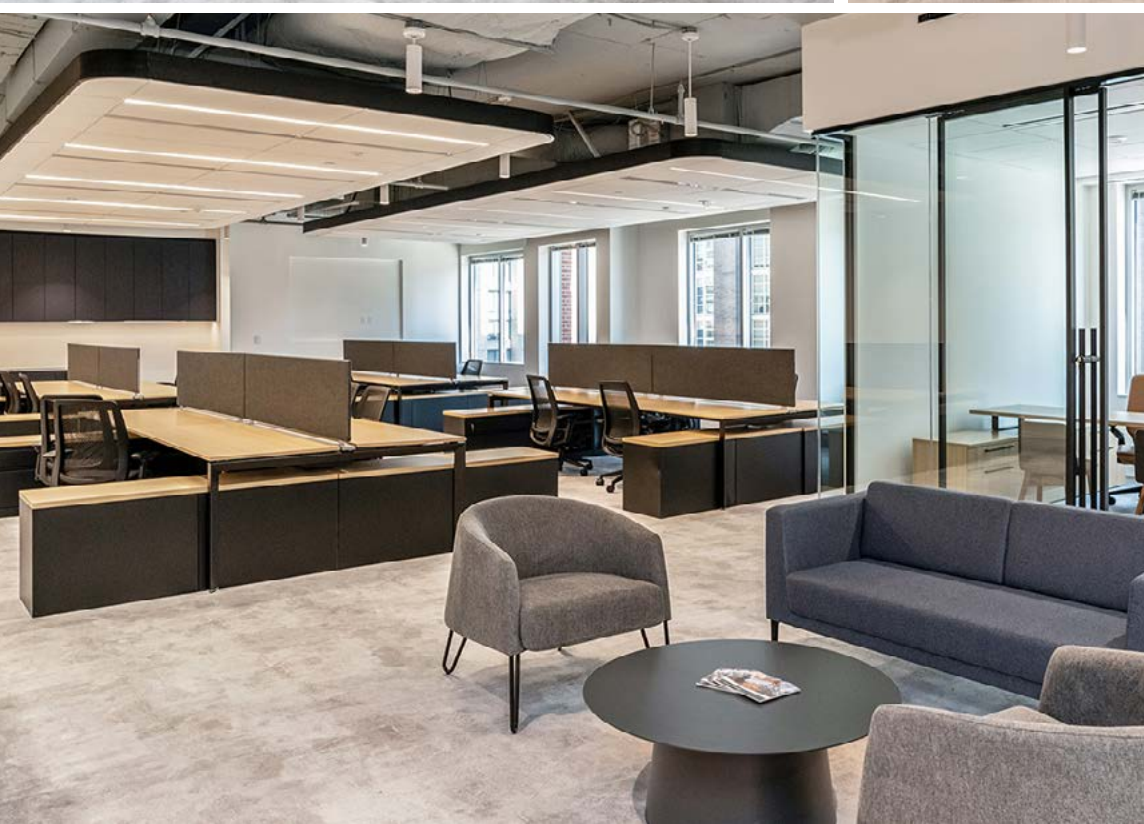
12 FT SLAB-TO-SLAB CEILINGS

SCAN/CLICK TO
TOUR 5TH FLOOR



5TH FLOOR

AS-BUILT PLAN



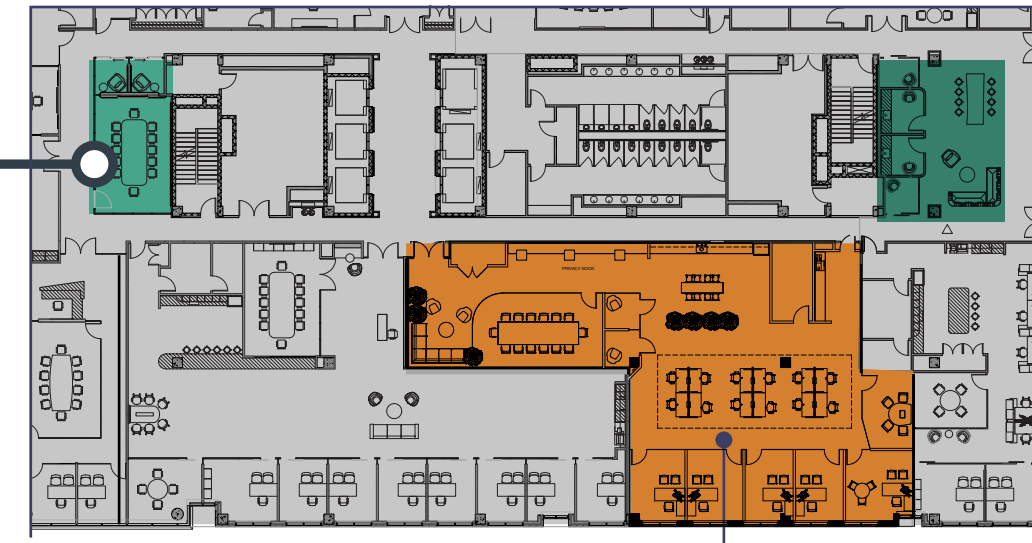
4TH FLOOR FUTURE SPEC SUITE

5,177 RSF

TWO AMENITY ZONES

12 FT SLAB TO SLAB CEILINGS

SCAN/CLICK TO
TOUR AMENITIES



FIRST ST

SUITE 440 TEST-FIT
5,177 RSF

SUITE 440 AS-BUILT
5,177 RSF



4TH FLOOR
SPEC SUITE PLAN



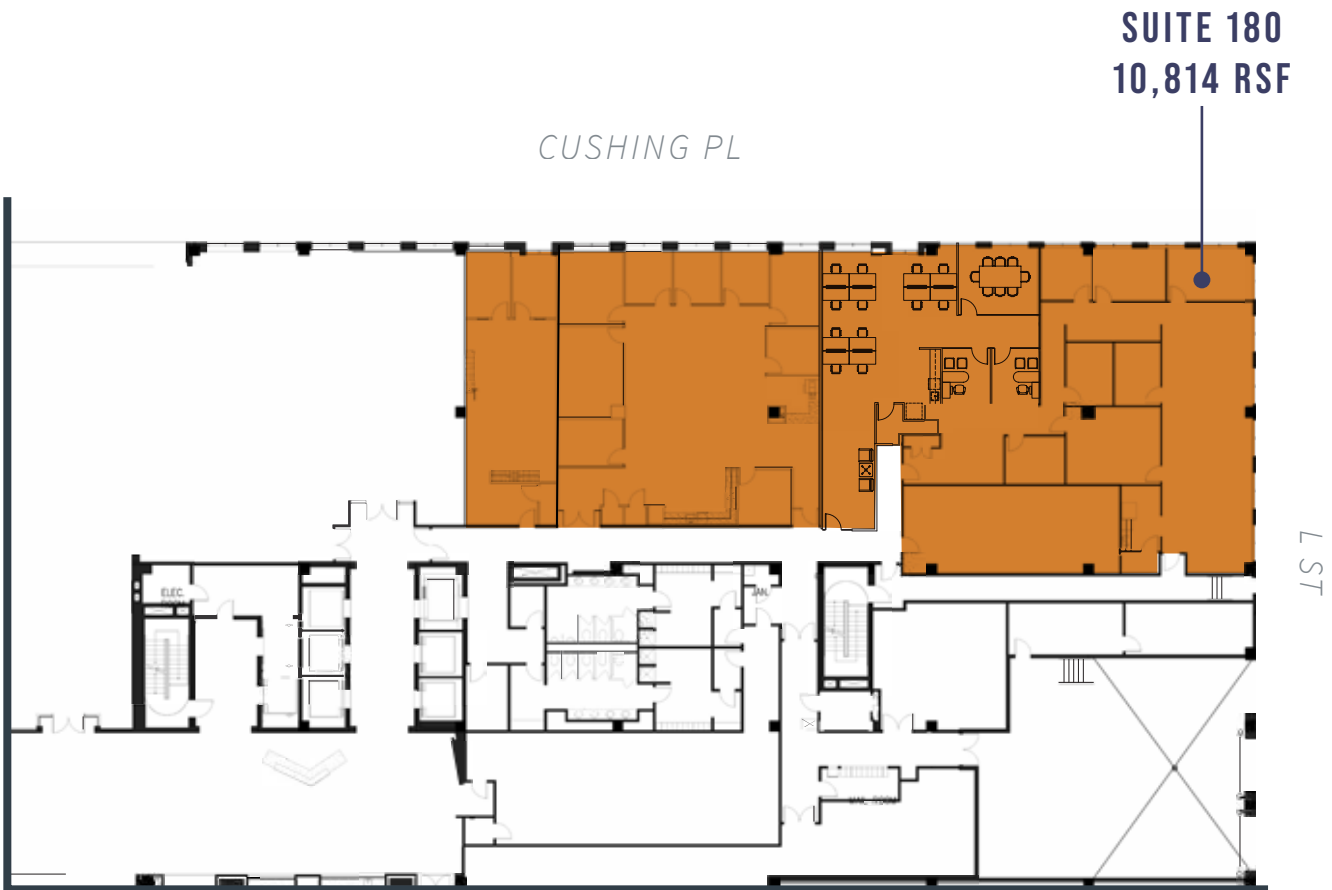
STEP INTO
SUCCESS

NEWLY RENOVATED LOBBY

GROUND FLOOR

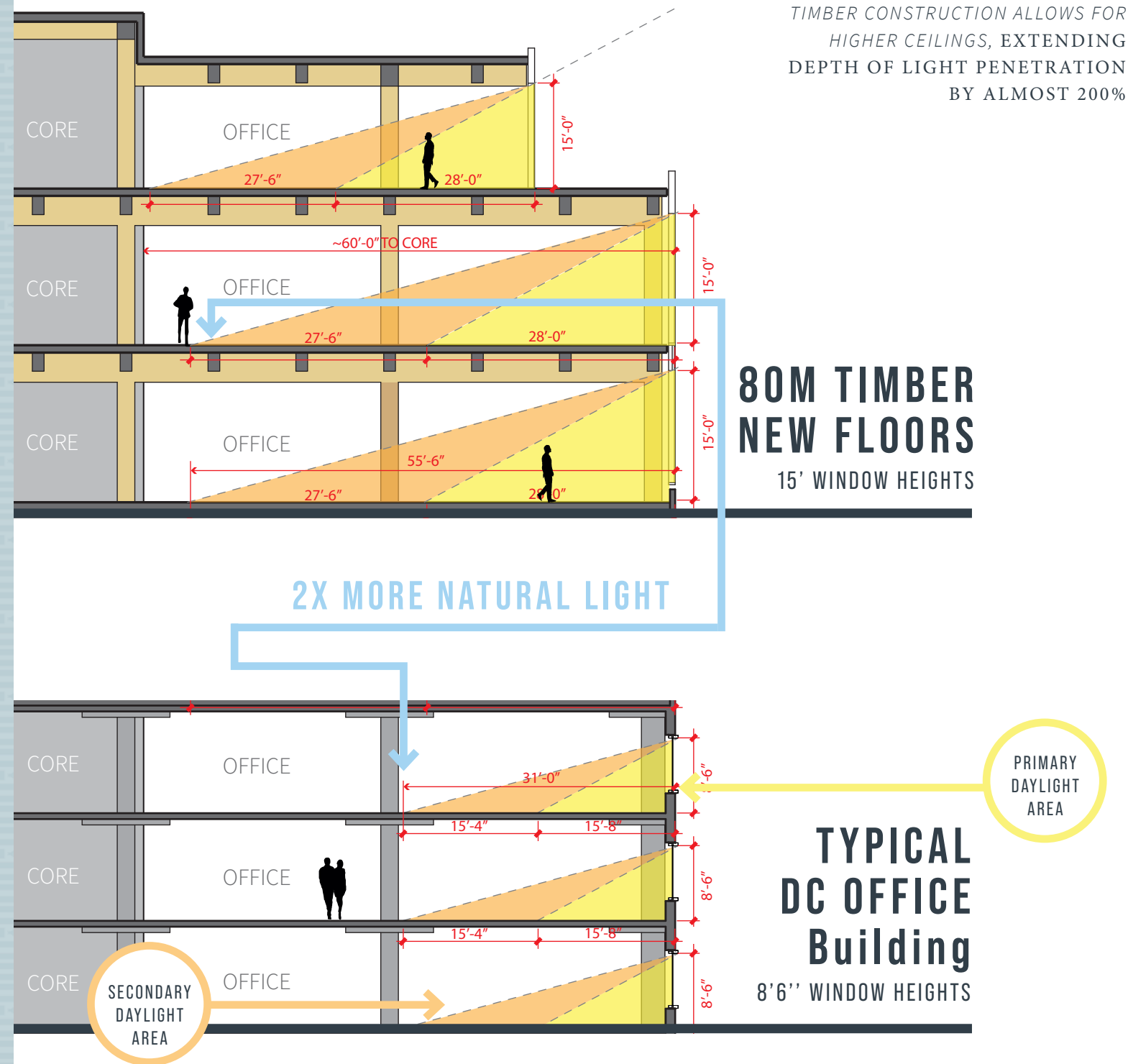
10,814 RSF
12'3" SLAB-TO-SLAB CEILINGS

SCAN/CLICK TO
TOUR SUITE 180

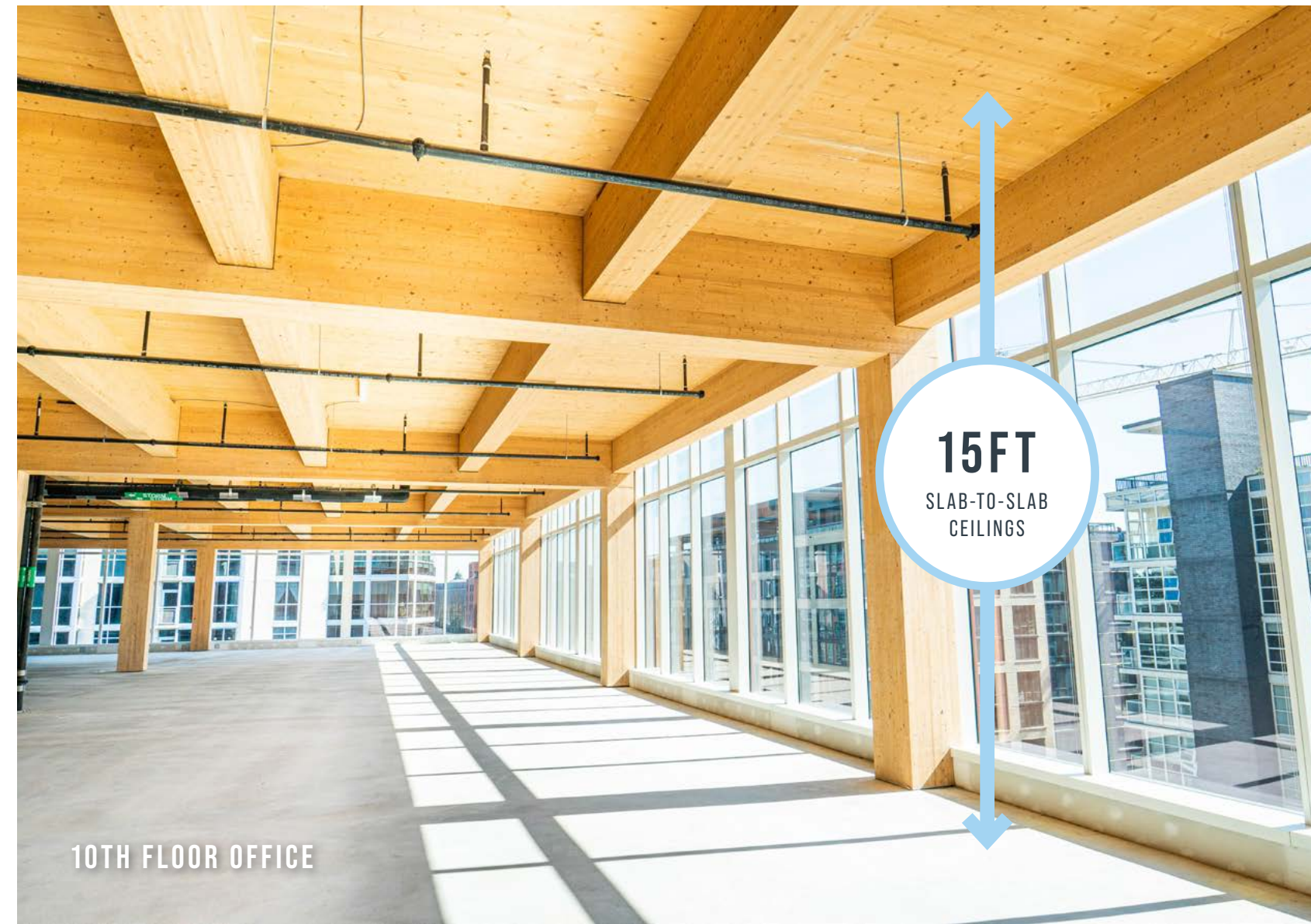


AS-BUILT PLAN

1ST FLOOR
AS-BUILT & TEST-FIT PLAN



DESIGNING SPACE FOR TOMORROW'S WORKFORCE

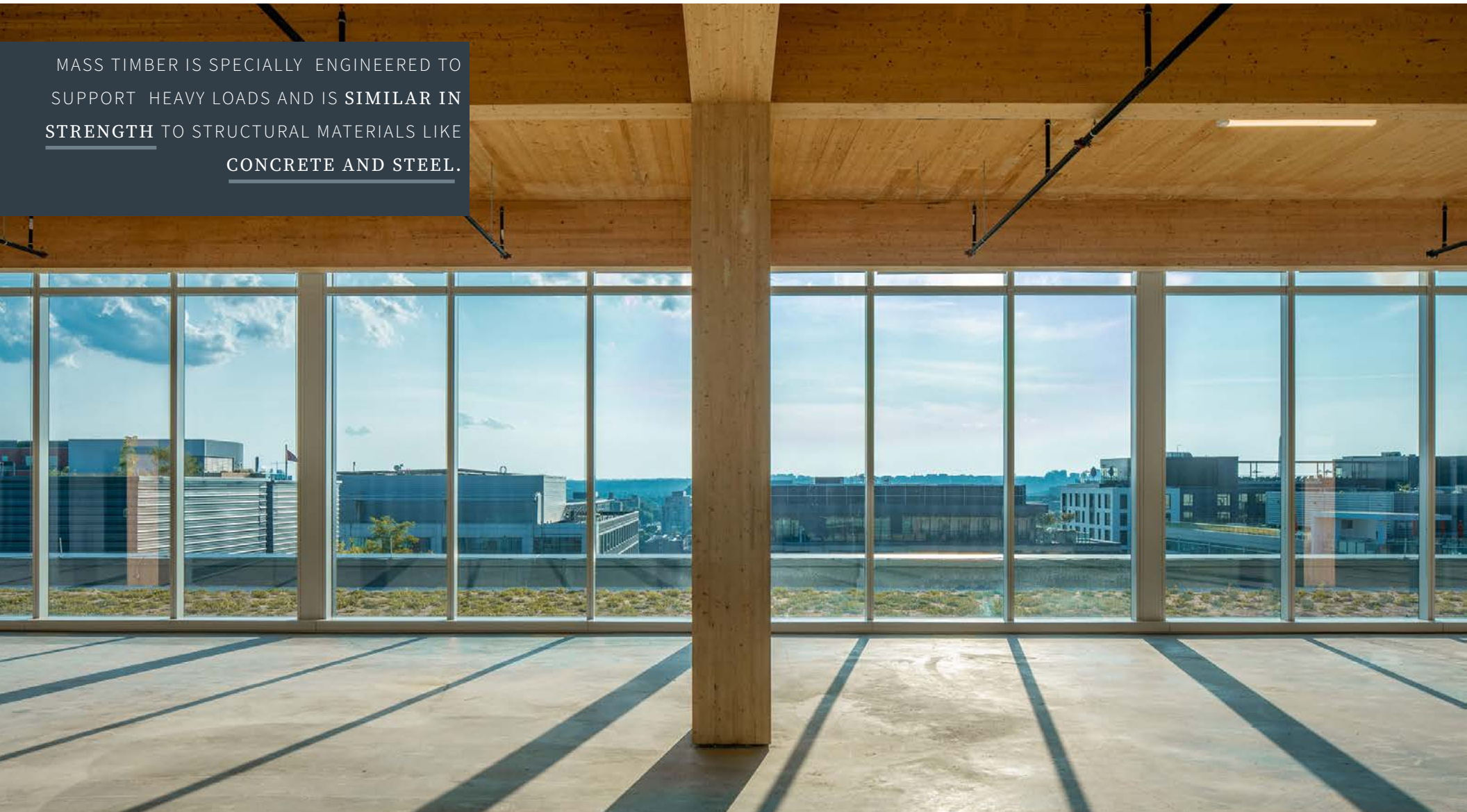


Wiredscore
Silver

WHAT IS MASS TIMBER CONSTRUCTION

THE TERM “MASS TIMBER CONSTRUCTION” CAN BE USED TO DESCRIBE SEVERAL TYPES OF TIMBER MANUFACTURING PROCESSES. FOR 80M, **CROSS-LAMINATED TIMBER (CLT)** AND **GLUE-LAMINATED TIMBER (GLULAM)** ARE USED.

MASS TIMBER IS SPECIALLY ENGINEERED TO SUPPORT HEAVY LOADS AND IS **SIMILAR IN STRENGTH** TO STRUCTURAL MATERIALS LIKE **CONCRETE AND STEEL**.



WHAT IS: CLT CROSS-LAMINATED TIMBER

Primary Application: Floors & Deck

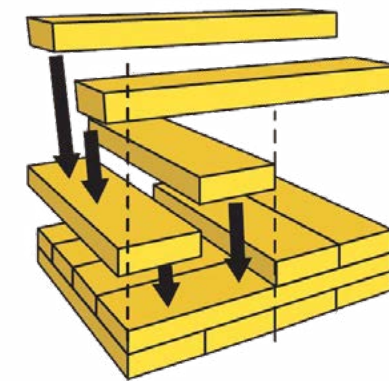
Engineered product made of two or more layers of lumber glued together with the grain of each layer running **perpendicular** to the previous layer

Product size:

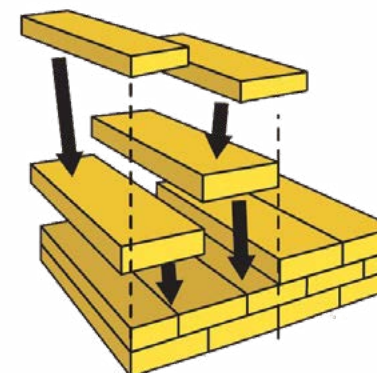
Up to 15” thick x 10’ wide x 64’ long

Trees used:

Douglas-Fir, Spruce-Pine-Fir, Southern Yellow Pine, and Alaska Yellow Cedar



WHAT IS: GLULAM GLUE-LAMINATED TIMBER



PRIMARY APPLICATION: COLUMNS & TRUSSES

Engineered product made of two or more layers of lumber glued together with the grain of all layers running **parallel** to the length

PRODUCT SIZE:

Up to 20” thick x 7’ wide

TREES USED:

Douglas-Fir Larch, Southern Yellow Pine, Hern-Fir, and Spruce-Pine-Fir





BENEFITS OF MASS TIMBER: SUSTAINABILITY, STRUCTURAL STRENGTH, & FIRE SAFETY

Wood sequesters carbon for the life-cycle of its usage, especially when harvested from sustainably managed forests.



Mass timber is **more fire resistant** than steel



Mass timber buildings can be **30-40% of the weight** of an equally sized concrete structure



The total carbon footprint is **1/3 smaller** than similarly sized steel and concrete buildings

Evidence suggests that wood, like other biophilic materials:

REDUCES STRESS

IMPROVES COGNITIVE FUNCTION

ENHANCES MOOD AND CREATIVITY

Employees in environments with natural elements report:

15%

HIGHER LEVEL OF
WELL-BEING

6%

HIGHER LEVEL OF
PRODUCTIVITY

15%

HIGHER LEVEL OF
CREATIVITY

**BIOPHILIA
DESIGN TREND**

Biophilia is the innate human need to affiliate with life and natural elements.



LEASING INFORMATION

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Columbia
Property Trust

80M
STREET



FASTEST GROWING NEIGHBORHOOD IN DC
BALLPARK-NAVY YARD